

# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # <b>MLD0004-24</b>	RECEIVED: <b>RECEIVED</b> <b>FEB 13 2024</b> Bonner County Planning Department
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: RANGER CREEK
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### APPLICANT INFORMATION:

Landowner's name: PAUL HAROLD		
Mailing address: [REDACTED]		
City: PRIEST RIVER	State: ID	Zip code: 83856
Telephone:	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 9	Township: 57N	Range: 4W	Parcel acreage: 23
Parcel # (s): RP57N04W096752A			
Legal description: 9-57N-4W SWSW E OF CO RD			
Current zoning: AF10	Current use: AF10-20		
What zoning districts border the project site?			

North:AF10	East:AF10
South:AF20	West:AF10
Comprehensive plan designation:AG FOREST	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:47 AC RESIDENTIAL/FOREST	
South:25 AC BARE FARM/FOREST	
East:10 AC FOREST	
West:40 AC FARM	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM PRIEST RIVER TRAVEL NORTH ON EASTSIDE ROAD FOR 9.9 MILES TO PROPERTY	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:10	1:1
Lot #2	Proposed acreage:13	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE 23 ACRES INTO 10 AND 13 ACRE LOTS</u>		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>STEADY 15-30% SLOPES UP FROM THE ROAD ON THE WEST WITH FLAT AREAS FOR BUILDING</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>	
Springs & wells: <u>NONE</u>	

Existing structures (size & use): ONE 1480 SQFT SHOP, ONE 50X30 OLD BARN

Land cover (timber, pastures, etc): 75% TIMBER COVER

Are wetlands present on site?  Yes  No Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0665E

Other pertinent information (attach additional pages if needed):

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: EASTSIDE ROAD, 50' WIDE PUBLIC, GRAVEL

Combination of Public Road/Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?  
 Yes  No

List existing access and utility easements on the subject property.  
SEE APPLICATION MAP

**SERVICES:**

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system:  
\_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual system - List type: TYPICAL

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will the sanitary restriction be lifted by the Panhandle Health District?

- Yes  No

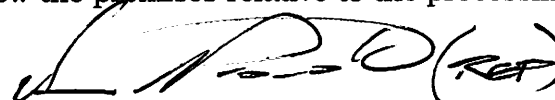
Water will be supplied by:

- Existing public or community system - List name of provider: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual well TYPICAL

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? NORTHERN LIGHTS

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  (REF) Date: 2-8-24

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# RANGER CREEK

SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 7879  
RECORDED AT INSTRUMENT NO. 894653.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

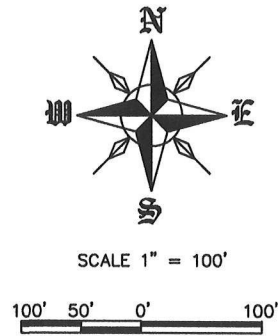
- RECORD OF SURVEY INST. NO. 894653
- PLAT OF "REED" BOOK 18, PAGE 22, RECORDS OF BONNER COUNTY, IDAHO

## PURPOSE OF SURVEY/NARRATIVE

TO DIVIDE A 23 ACRE PARCEL INTO TWO LOTS OF 10 ACRES AND 13 ACRES. PREVIOUS RECORD OF SURVEY, FIELD TIES AND REFERENCED PLAT WERE USED TO CALCULATE BOUNDARIES.

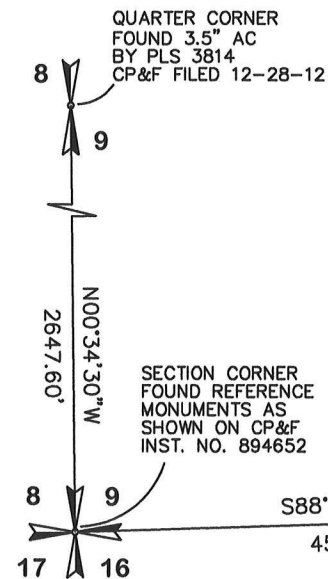
## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 3.5" ALUMINUM CAP BY PLS 3814
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879

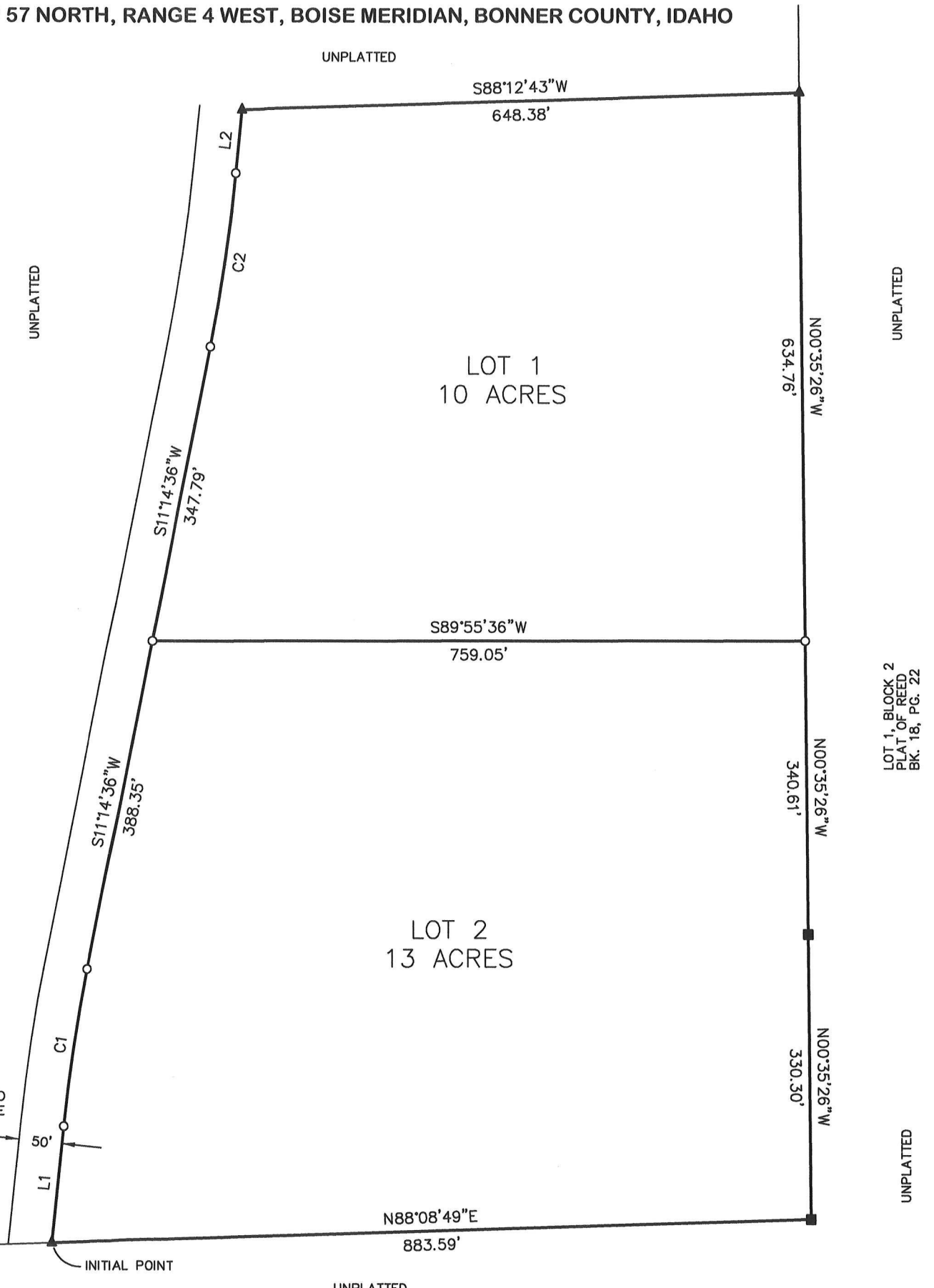


LINE	BEARING	DISTANCE
L1	S05°53'57"W	136.20'
L2	S05°30'04"W	73.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1975.00'	184.22'	184.15'	S08°34'17"W	5°20'39"
C2	2025.00'	203.20'	203.11'	S08°22'08"W	5°44'57"



EAST SIDE ROAD  
PUBLIC 50' WIDE  
PRESCRIPTIVE  
EASEMENT



RANGER CREEK

DATE: 01-09-24  
SCALE: 1"=100'  
PROJ. NO.: 0000  
SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

LOT 1, BLOCK 2  
PLAT OF REED  
BK. 18, PG. 22

# RANGER CREEK

SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PAUL HAROLD, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "RANGER CREEK" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE SOUTHWEST QUARTER NORTH 88 DEGREES 08' 49" EAST, 455.95 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF EAST SIDE ROAD, A 50' WIDE PRESCRIPTIVE EASEMENT, SAID POINT BEING THE INITIAL POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 88 DEGREES 08' 49" EAST, 883.59 FEET; THENCE NORTH 00 DEGREES 35' 26" WEST, 1305.67 FEET; THENCE SOUTH 88 DEGREES 12' 43" WEST, 648.38 FEET TO AN INTERSECTION WITH SAID PRESCRIPTIVE EASEMENT; THENCE ALONG THE PRESCRIPTIVE EASEMENT THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 05 DEGREES 30' 04" WEST, 73.75 FEET;
2. 203.20 FEET ALONG A CLOCKWISE CURVE WITH A RADIUS OF 2025.00 FEET (THE CHORD OF WHICH BEARS SOUTH 08 DEGREES 22' 08" WEST, 203.11 FEET);
3. SOUTH 11 DEGREES 14' 36" WEST, 736.14 FEET;
4. 184.22 FEET ALONG A COUNTERCLOCKWISE CURVE WITH A RADIUS OF 1975.00 FEET (THE CHORD OF WHICH BEARS SOUTH 08 DEGREES 34' 17" WEST, 184.15 FEET)
5. SOUTH 05 DEGREES 53' 57" WEST, 136.20 FEET TO THE INITIAL POINT.

PAUL HAROLD

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED PAUL HAROLD KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR PUBLIC UTILITIES RECORDED MAY 4, 1934 AT INST. NO. 85107
2. AN EASEMENT GRANTED TO BONNER COUNTY, IDAHO FOR PUBLIC ROAD RECORDED APRIL 25, 1955 AT INST. NO. 52355
3. AN EASEMENT FOR WATER FROM SPRING AND APPURTENANCES RECORDED JUNE 9, 1962 AT INST. NO. 88581
4. AN EASEMENT TRANSFER AGREEMENT RECORDED JUNE 27, 1973 AT INST. NO. 150293
5. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY FOR PUBLIC UTILITIES RECORDED DECEMBER 4, 1984 AT INST. NO. 293544
6. RECORD OF SURVEY RECORDED SEPTEMBER 8, 2016 AT INST. NO. 894653
7. AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 25, 2017 AT INST. NO. 911903
8. OFFICIAL PLAT OF REED (FOR LOCATION OF MONUMENTS ONLY) RECORDED AT INST. NO. 1001411
9. ZONE CHANGE ORDINANCE NO. 701 RECORDED OCTOBER 26, 2023 AT INST. NO. 1026858

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RANGER CREEK" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_. APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

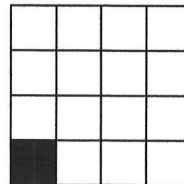
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.9, T.57N., R.4W., B.M.



RANGER CREEK

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 02-06-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 0000  
CAD FILE: S-MLD-HAROLD  
SHT. 2 OF 2